

# Chapter 11

Scheme 3.2

**Drawings**

**SF Numbers**

**Program**

**Outline Spec for Cost Estimate**

**Cost Estimate**

GYMNASIUM  
FEASIBILITY STUDY

TAKOMA PARK  
COMMUNITY CENTER

11/01/06

NOTES:  
1. GRADES, PROPERTY LINE AND  
OTHER SITE INFORMATION APPROX.  
NEED SURVEY TO VERIFY.

NEW PROPOSED GYM FACILITY  
AREA CALCULATIONS:

-GYM AREA: 7,800 SF  
-OTHER AREAS: 5,700 SF

 TOTAL AREA: 13,500 SF

ON SITE PARKING CALCULATIONS:

LEVEL 1:  
- SURFACE SPACES:  
46 (2 HC)  
- ENCLOSED GARAGE SPACES:  
31  
- OPEN GARAGE SPACES:  
0  
TOTAL SPACES: 77 (2 HC)

LEVEL 2:  
- SURFACE SPACES:  
90 (5 HC)  
TOTAL SPACES: 90 (5 HC)

TOTAL SPACES, ALL LEVELS:  
167 (7 HC)

TOTAL EXIST SPACES:  
145 (7 HC)

TOTAL ADDITIONAL SPACES:  
22 (0 HC)




OFF SITE PARKING CALCULATIONS:

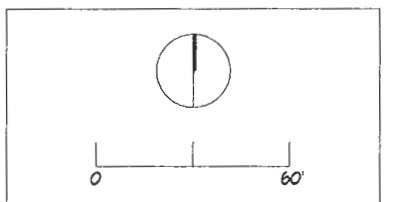
- ADDITIONAL SPACES TO BE  
RECONFIGURED AT P. BRANCH:  
12

- EXIST. SPACES AT P. BRANCH:  
9

TOTAL OFF SITE SPACES:  
21

TOTAL, ON SITE & OFF SITE SPACES:  
188

- - - - - APPROXIMATE AREA OF  
UTILITY LINES
- BUILDING SETBACK LINE
- UNDERGROUND PARKING  
AREA
-  AREA OF RECONFIGURED  
OFF-SITE PARKING  
SPACES
-  AREA OF NEW PLAZA  
CONSTRUCTION
-  NEW SURFACE SPACES



SCH B.2 - LVL. 2

SITE 4

GYMNASIUM  
FEASIBILITY STUDY

TAKOMA PARK  
COMMUNITY CENTER

11/01/06

NOTES:  
1. GRADES, PROPERTY LINE AND  
OTHER SITE INFORMATION APPROX.  
NEED SURVEY TO VERIFY.

NEW PROPOSED GYM FACILITY  
AREA CALCULATIONS:  
- GYM AREA: 7,800 SF  
- OTHER AREAS: 5,700 SF

 TOTAL AREA: 13,500 SF

ON SITE PARKING CALCULATIONS:

LEVEL 1:  
- SURFACE SPACES:  
46 (2 HC)  
- ENCLOSED GARAGE SPACES:  
31  
- OPEN GARAGE SPACES:  
0  
TOTAL SPACES: 77 (2 HC)

LEVEL 2:  
- SURFACE SPACES:  
90 (5 HC)  
TOTAL SPACES: 90 (5 HC)

TOTAL SPACES, ALL LEVELS:  
167 (7 HC)

TOTAL EXIST SPACES:  
145 (7 HC)

TOTAL ADDITIONAL SPACES:  
22 (0 HC)

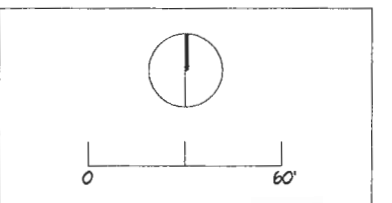
OFF SITE PARKING CALCULATIONS:

- ADDITIONAL SPACES TO BE  
RECONFIGURED AT P. BRANCH:

12  
- EXIST. SPACES AT P. BRANCH  
9

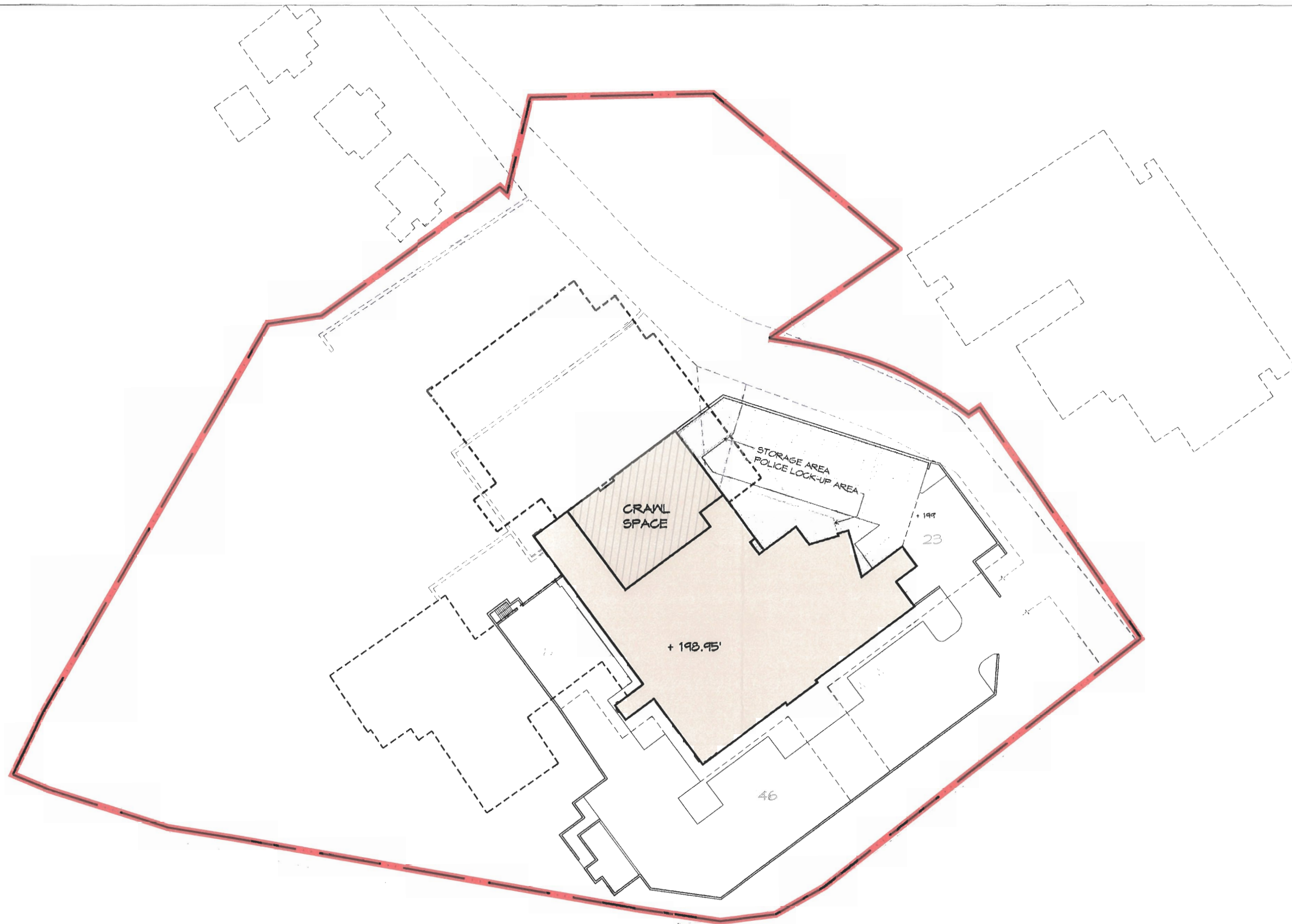
TOTAL OFF SITE SPACES:  
21


TOTAL, ON SITE & OFF SITE SPACES:  
188



SCH 3.2 - LVL. 1

SITE: 4



--- APPROXIMATE AREA OF  
UTILITY LINES  
 NEW UNDERGROUND  
PARKING CONSTRUCTION





ANCL<sup>®</sup>  
ARCHITECTS  
+  
BSA + A

GYMNASIUM  
FEASIBILITY STUDY

TAKOMA PARK  
COMMUNITY CENTER

11/01/06

NEW PROPOSED GYM FACILITY

AREA CALCULATIONS:

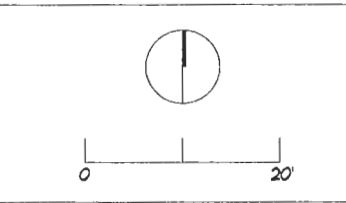
-GYM AREA: 7,800 SF  
-OTHER AREAS: 5,700 SF

 TOTAL AREA: 13,500 SF

NOTES:

1. GRADES, PROPERTY LINE AND  
OTHER SITE INFORMATION APPROX.  
NEED SURVEY TO VERIFY.

2. DIAGRAMMATIC FLOOR PLAN  
LAYOUT FROM BSA+A, FOR  
FEASIBILITY STUDY/ PRICING ONLY.



SCH 3.2 GYM PLAN  
SITE 4



11/01/06

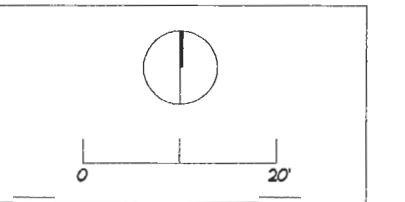
NOTES:

1. DRAWING C3(MANDATORY REFERRAL SUBMISSION 4-28-02) FROM LAWRENCE & ABELL ASSOCIATES LTD., MZX240 FROM SO-DEEP INC. (2-19-06) MUNICIPAL COMPLEX STORMWATER SYSTEM PLAN WAS USED.
  2. UTILITY LINE INFORMATION AND LOCATION MAY NOT BE UP TO DATE. NEED TO VERIFY.
  3. OVERHEAD ELECTRICAL UTILITY LINES CONNECTED TO PORTABLE BUILDINGS. LOCATION AND INFO APPROX. NEED TO FIELD VERIFY.
  4. LINE APPEARS ABANDONED ON PEPCO DRWG
  5. ALL UTILITY LINES, DUCT SIZES, AND DIAMETERS NEED TO BE VERIFIED.
  6. GAS LINE STAYS, NO RELOCATING NEEDED.
  7. CONFLICT WITH LOCATION OF FIBEROPTICS AND ELECTRICAL FROM GIVEN INFORMATION, NEED TO VERIFY.
  8. UTILITY LINE RELOCATION INFO FROM ADTEK DWG. IS FOR PRICING ONLY AND SHOWS UTIL. LINES AFFECTING PROPOSED BLDG. AREA ONLY.
- ASSUMED LIMIT OF SURVEYED AREA FROM DRWG MZX240 BY SO-DEEP INC. NEED TO VERIFY.

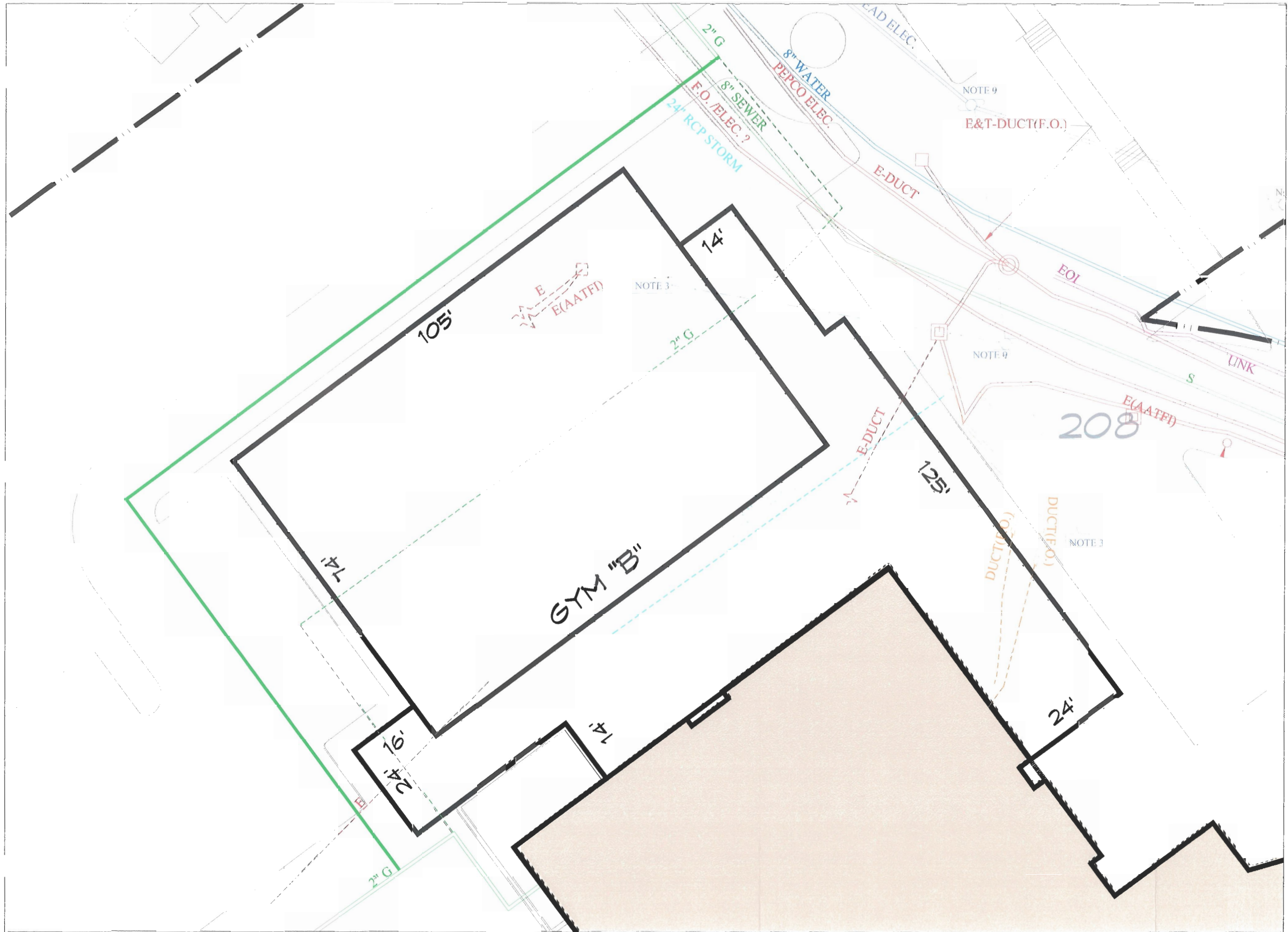
- EOI END OF ELECTRONIC DESIGNATING INFORMATION  
F.O. FIBER OPTICS  
OHE OVERHEAD ELECTRICAL LINES

KEY

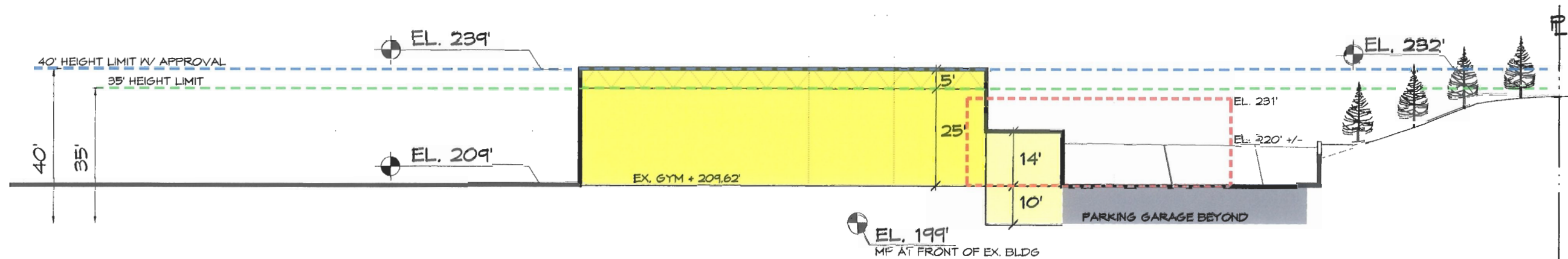
- EXISTING UTILITY  
RELOCATED UTILITY  
REMOVED UTILITY



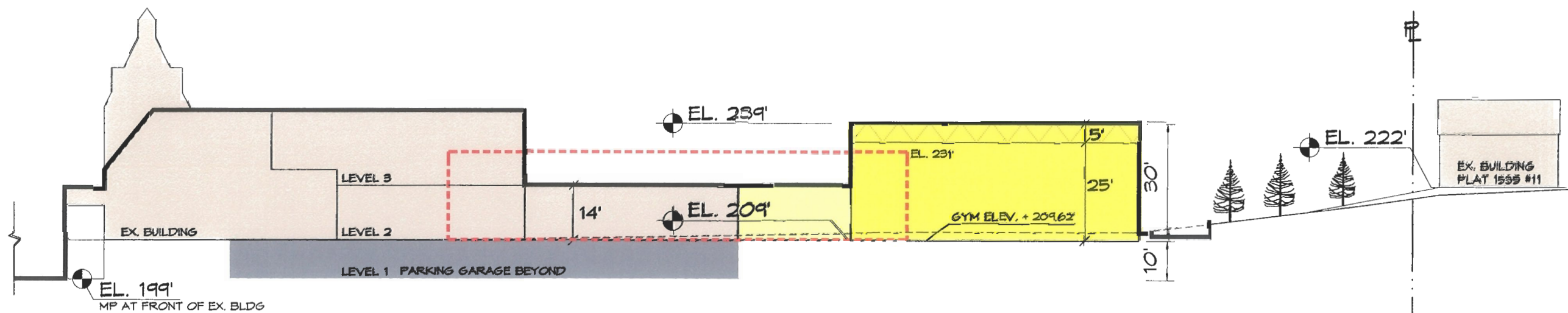
UTILITY RELOCATION  
SCH 3.2



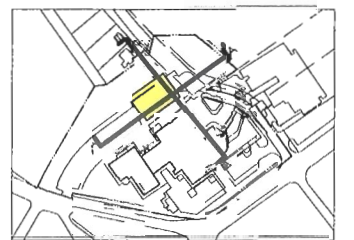
11/01/06



SECTION A



SECTION B



NOTES:  
1. GRADES, PROPERTY LINE AND  
OTHER SITE INFORMATION APPROX.  
NEED SURVEY TO VERIFY.

- GYM ADDITION
- EXIST. PARKING GARAGE
- PARKING GARAGE
- EXIST. BUILDING
- EXIST. GRADE
- GYM PROPOSED BY L. ABELL & ASSOC.

0 30'





ANCL<sup>®</sup>  
ARCHITECTS

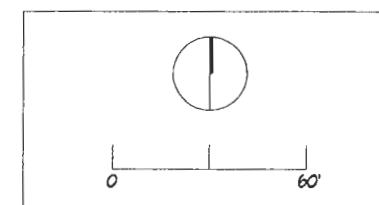
GYMNASIUM  
FEASIBILITY STUDY

TAKOMA PARK  
COMMUNITY CENTER

11/01/06

NOTES:  
1. GRADES, PROPERTY LINE AND  
OTHER SITE INFORMATION APPROX.  
NEED SURVEY TO VERIFY.

PEDESTRIAN  
CIRCULATION ————  
BICYCLE  
CIRCULATION ————  
AUTOMOBILE  
CIRCULATION ————



SCH 3.2 CIRCULATION  
PLAN - SITE 4

# ANCL/City of Takoma Park, Gym

## Preliminary Bldg. SF

November 1, 2006

These are very preliminary GFA numbers; further review is necessary. Proposed bldg GFA/SF numbers are rounded to the nearest 50.

### Sch 3.2, Site 4

Lot Size (based on prev deed info. & land transfer)	186,300 SF	
Maximum Lot Coverage Allowed (R-60)	35%	
Allowable Coverage (GFA)	65,205	
Existing Lot Coverage (Community Plaza & Library)	30,000	
<b>Available GFA for Bldg Expansion</b>	<b>35,205</b>	[if on one level based on max. allowable coverage]

### Proposed Bldg.

Floor Level	GFA	El.
<u>Existing</u>		
Level 1/Public Safety Plaza	20,100	198.95
Level 2/ Community Plaza	22,500	209.62
Library	7,500	208.82
<i>Total, Level 2</i>	<i>30,000</i>	
Level 3/ City Administration Plaza	10,500	198.95
<b>Total, Exist. Bldg.</b>	<b>60,600 GFA</b>	

### Proposed Addition

Gymnasium	7,800	<u>Gym Space Program:</u>		<u>Support Space Program:</u>	
		Main Court	4,200 NSF	Lockers (2)	600 NSF
Miscellaneous Gym Bldg. Support -Locker Rooms, toilets, office, storage, lobby, weight room, etc.	5,700	Run-outs	2,100	Toilets (2)	600
		Bleachers	1,000	Office	100
		Misc.	500	Storage	400
				Fitness Rm.	2,000
				Misc. & Circ.	2,000
Gym Bldg. Addition, Proposed	13,500 NSF	TOTAL:	7,800 NSF	TOTAL:	5,700 NSF
Gym Bldg. Addition, Proposed, Exterior Wall Area	700 GFA				
<b>Total Gym Bldg. Addition, Proposed</b>	<b>14,200 GFA</b>				

**Total Exist. Bldg. & Proposed Gym Bldg. Addition 74,800 GFA**

**Lot Coverage, Exist. & Proposed 24%** [(30,000 + 14,100) ÷ 186,300]

Existing Parking	Number	Area +/- (SF)
Existing Surface Spaces	128	40,100
Existing Enclosed Garage Spaces	8	3,700
Existing Open Garage Spaces	9	3,200
<b>Total Existing Spaces</b>	<b>145</b>	<b>47,000 SF</b>

Proposed On Site Parking Spaces (New + Exist.)	Number	Area +/- (SF)
Proposed Surface Spaces	136	38,900
Proposed Enclosed Garage Spaces	31	11,000
Proposed Open Garage Spaces	0	0
<b>Total Proposed On Site Spaces</b>	<b>167</b>	<b>49,900 SF</b>

Additional Off Site Parking Spaces (@ PB Gym)	21
<b>Total On and Off Site Parking Spaces</b>	<b>188</b>



**TAKOMA PARK COMMUNITY CENTER  
GYMNASIUM EXPANSION SCH. 3.2**

Space Program

11/01/06

<b>SPACE</b>	<b>Size</b>	<b>Quant.</b>	<b>Total NSF</b>	<b>Remarks</b>
Gymnasium				
Main Court Area	4,200	1	4,200	50' x 84' main court
Run-outs	2,100	1	2,100	10.5' ends and 5' sides
Bleachers	1,000	1	1,000	4 rows of 52 per row = 208 seats
Misc.	500	1	500	misc. circulation
<b>SUBTOTAL</b>			<b>7,800</b>	
Lockers	300	2	600	male & female
Toilets	300	2	600	male & female
Office	100	1	100	
Storage	400	1	400	
Fitness Room	2,000	1	2,000	
Misc. & Circulation	2,000	1	2,000	
<b>SUBTOTAL</b>			<b>5,700</b>	
<b>TOTAL</b>			<b>13,500</b>	
Level 1: Additional Police Spaces*				
Cells	80	4	320	each cell 8'x10'
Toilets	100	2	200	male & female
Circulation	300	1	300	
Office	180	1	180	
Storage	650	1	650	
<b>TOTAL</b>			<b>1,650</b>	
<b>TOTAL, w/Gymnasium and Police Additions</b>			<b>15,150</b>	

\*This info provided for pricing only, still need to verify actual program w/ City

***Preliminary Outline Spec***

***SCH 3.2***

*Purpose of this outline spec is to provide pricing guidance for the cost estimator. Information was developed by ANCL and BSA&A. These are for specific items and are intended to supplement general items noted in a feasibility cost estimate (i.e. typical items such as doors, hardware, plumbing fixtures, lights, etc...). Also note that Structural, MEP, and Civil information is provided for limited pricing guidance only in this information and on the drawings; Providing in depth review of engineering calculations, spec information, drawings is beyond the scope of this feasibility pricing exercise. The limited engineering information provided is for feasibility pricing guidance only.*

*Assumed start time before construction---18 months*

*Assumed construction time—12 months*

**Scheme 3.2 “B” Gym w/o Utilities relocated at Grant Ave.; 2” Gas line in parking to be relocated<sup>1</sup>**

**GYMNASIUM OUTLINE SPECIFICATIONS**

**GENERAL**

The City of Takoma Park desires to study the feasibility of building a gymnasium and support spaces adjacent to the existing Takoma Park Community Center.

Given the many challenging site conditions, such as the property lines, topography, soil conditions, utilities and the existing building's needs, the size and configuration of the gym is driven more by these constraints than by the program goals. Still, in an effort to define the minimum and preferred gym configuration, components and furnishings, these outline specifications have been developed.

**GYMNASIUM**

The gymnasium space itself should be sized to support recreational and athletic activities. As such, a regulation high school sized court (50' x 84') is preferred. Proper end and side run-outs are also needed. End run outs should be 8' minimum. Side run-outs should be 5' minimum with 6' – 8' preferred. Two cross courts on non-regulation size should be included, sized to the maximum safe usable floor area. The walls should be constructed of durable material, preferably concrete block. Ceilings should be exposed. The flooring should be carefully considered, and should range from a wood floor system to synthetic or tile sport floor systems. Main court backboards should be rectangular glass. Side court backboards should be rectangular painted wood or fiberglass. All backboards should be height-adjustable (motor-assisted). All backboards should be

<sup>1</sup> A schematic drawing showing the relocated utility line for 2” Gas was provided by ANCL and ADTEK and is for estimating only. It was anticipated the 24” rcp removed for the gym would not have to be replaced due to new proposed grading behind gym location. However, this still needs to be confirmed with later engineering.



retractable (forward-fold preferred). All rims should be break-away. Floor striping should be appropriate to the various activities, and should, at a minimum, contain (1) main basketball court, (2) cross basketball courts, (1) main volleyball court, and (2) cross volleyball courts. A roll-away divider curtain, located in the middle of the main court, should be provided. Wall pads behind each backboard (removable for backboards at bleachers) shall be provided. Additional wall pads should be considered for other activities, such as indoor soccer. Roll-away volleyball standards should be provided. Roll-up floor mats for protecting the gym floor should be provided. See Gym Sizes Drawing for gym dimensions.

### BLEACHERS

Bleachers are also desired. Standard bleachers, when fully extended, typically are 3' deep. The width should be based on the number of seats (14 max. between aisles) at 20" – 22" per seat. Aisles should be 3' wide minimum. Three sections of 14 seats across (52 seats total), plus two aisles, will equate to 76 linear feet, or 230 square feet of floor space. So, for every 52 seats desired, 230 square feet of extended area is needed. Bleachers should be manually retractable and lockable. All accessibility requirements should be incorporated. "B" gym size will provide seating for 208,

### LOCKERS

Locker rooms for separate male and female changing are required. No shower facilities are needed. Proximity to restrooms is desired. 40 metal double-tiered lockers (locks provided by users) should be provided per locker room, along with benches, mirrors and other miscellaneous furnishings. Floors should be ceramic tile. Walls should be painted concrete block. Ceilings should be lay-in acoustic tiles.

### TOILETS

Male and female public restrooms are required. The total fixture count in each shall be confirmed based on the projected occupant load and the local code requirements. Floors should be ceramic tile. Walls should be painted concrete block. Ceilings should be washable lay-in acoustic tiles. With a preliminary code review, assume 2 wc and 1 urinal for men's locker room; 2 wc for women's locker room. Ptd mtl tlt stalls; floor mounted.

### OFFICE

A small (100 sf) office should be provided. It should be located to provide visual control and supervision of the main lobby. There should also be a window into the gym, for supervision. A data and phone line should be provided. Floor should be VCT. Walls should be painted. Ceiling should be lay-in acoustic tile.

### STORAGE

A large storage room, located directly off the gymnasium, is required. There should be metal shelving for athletic equipment. Ample open floor space is needed for roll-away standards, fold-away goals, ball carts and other large equipment. Standard double doors are required. Floors should be sealed concrete. Walls should be painted concrete block. The ceiling should be exposed.

**LOBBY**

A main lobby, directly accessible from the exterior, is required. It should provide access to the gym, lockers, toilets and office. Depending on the location and configuration of the gym, secondary access to the existing building lobby is desired. Flooring should be tile. Walls should be painted. The ceiling should be lay-in acoustic tile.

**WEIGHT / FITNESS ROOM**

If space is available (possibly on a second floor, provided access is appropriate), a weight and fitness room should be included. It should be sized to hold cardio equipment, along with some strength equipment. The flooring should be rubber tiles. The walls should be painted concrete block. The ceiling should be high enough to allow for lay-in tile without fear of damage. Provide allowance for exercise equipment and weight sets

**In addition to above, note the following specific material items for cost estimate:**

[Note- Structural, MEP , and Civil information is provided for limited pricing guidance only; Providing in depth review of calculations, spec information, drawings is beyond the scope of this feasibility pricing exercise. The engineering information provided is for limited pricing guidance only]

1. Gym Exterior Wall  
4" Brick veneer; 2" rigid insulation; 12" CMU grouted w/ reinforcing; w/ Painted interior surfaces; sound absorbing block at 15' above floor
2. Gym Interior Wall  
12" CMU; w/ painted interior surfaces
3. Support Space exterior wall  
4" Brick veneer, 2" rigid insulation; 8"CMU; w/ painted interior surfaces
4. Support Space interior wall  
8" CMU, w/ painted interior surfaces
5. Windows  
2" x 4" coated alum frame w/ insulating safety glass; assume 5'x 5' opng, w/2 opngs per 25lf of exterior wall; located at 15' above grade
6. Entrance  
2" x 4" coated alum frame; 7'-6" hgt w/ transom 2' high; 2 sets of double doors w/ vestibule
7. Skylights  
5'x 5' plastic w/integral curb; insulating, condensation proof; 16 units in gym roof  
8 units in support spaces
8. Interior Partition Wall  
8" cmu painted



9. Roof System

Gym roof, 4' mtl joists 6' oc, w/ 2" mtl pan, tapered rigid insulation, single ply membrane system w/ guarantee; metal flashing; ptd finishes exposed,;no clg

10. Foundation Walls/Stl Structural support

Parking level/gym support, 12" conc.

Gym floor supported on 8" conc. slab w/ 8" drops; 20' x 30' grid; col on 12" thick 3'x3' spread footings bearing on rock at 12' below grade;

Waterproofing on conc. below grade, foundation drainage system

11. Foundation slab

6" conc. slab on grade for parking levels

[where concrete slab on grade for gym sub floor over compacted fill w/ existing soil removed to 4' and replaced with compacted file at Scheme 3.2 only]

12. Foundation Footings

12" x 3' wide reinf continuous conc. footing

13. Floor

VAT in corridors; Tile floor in lockers and bathrooms; VAT in support rooms, office, wgt room w/ rubber mat covering

14. Ceiling

2x2 lay-in clg in all support areas; 2x2 lay in washable surface for toilet rooms

15. Gym Floor

Gym flooring maple hardwood floor, painting for sports layouts with integral mtl system sleepers over concrete slab; provide vapor barrier and resilant isolation sleeper systems for gym floor; Conc. Sub floor above parking area; 8" concrete slab with 8" drops; possible flooring manufacturer:

Wood floor, Robbins Air Channel Classic;

Synthetic floor, Mondo-Advance triple layer

16. Corridor Floor

VAT; multiple colors/pattern

17. Bathroom Finishes

Ceramic tile finishes to 8', ptd cmu above

18. Site work

Conc. sidewalk and entrance plaza, broom finish; Stone veneer retaining walls and Misc landscaping; provide allowance for trees, flowers, shrubs at building perimeter; 5" caliper tree landscaping at rear 20 trees; With additional 8 trees at new retaining walls; Provide concrete deck, with waterproofing, at entrance and junction to exist building over existing parking

**19. Mechanical**

2 separate RTU at gym roof; 2 separate RTU over support space; assume new mechanical system (HVAC) independent from existing building; tie in to existing fire sprinkler system gym and support rooms; fire alarm system; assume increase existing fire sprinkler pump system and alarm system .

**20. Electrical**

Locate sub panels for Gym in gym support space; tie in Gym electrical to existing generator system for emergency lighting only; tie in at existing ctr electrical room; assume w/ 100' conduit run allowance to main electric room.

**21. Plumbing**

Plumbing tie in to existing sanitary line at center assume 50' of slab to connect through and patch

**22. Utilities; Relocation**

Scheme 1.5 only-- Assume relocation of water, sanitary, electric, and gas, storm,

Scheme 3.2 only-- Assume no relocation of water, sanitary, electric; 2" gas will be relocated around proposed building location; remove 24" rcp at proposed gym location <sup>2</sup>

**23. Excavation/Fill**

Assume rock at 12' below grade for footings;

At slab on grade above fill assume removal of fill to 5' below grade and replacement with compacted soil to grade for slab (scheme 3.2 only)

**24. Gym Equipment**

4 retractable basketball supports, motorized;  
2 volleyball setups, in floor, movable bleachers for 200, floor mats 300 sf, wall mats 300 sf 1 electric score board 6' x 10', misc posters and decoration, bulletin boards, sports equip misc. carts; room divider net w/motorized 70' length 25' hgt; Office furniture; weight room equipment

**25. Building Telephone**

Tie in to existing, 4 phone locations

**26. Building Security**

Tie in to existing; motion sensors, door alarms  
[Lower level police lock-up rooms/cells assume 4 cells, 1 storage room, 2 toilets, 1 office, and circulation corridor. -Occurs on Sch 3.2 only<sup>3</sup>]

---

<sup>2</sup> There is a need to verify exact location of 24" rcp which is close to the building and what clearance easement the City will require.



27. Equipment/Elevator/Stairs

No elev, no stairs; ladder access to roof; 1 exposed concrete Stair at parking below grade

28. Specialties

Separate prices/add-ones

Towers, decorative brick, Victorian details, 3 corners of gym; 10' hgt<sup>4</sup>  
Brick embellishments; decorative brick pattern, multicolor brick, corbel at parapet  
Entrance canopy, decorative entrance canopy, brick and aluminum  
Infrastructure and preparation, utility relocation costs, parking facility costs  
Landscaping costs, Building costs, the cost of optional amenities such as locker facilities, weight room, entrance canopy

29. "Green" Systems

Separate prices/add-ones

Solar hot water systems for Gym lavatories only,  
Synthetic wood gym floor  
Painting systems, low odor  
5000 watt Photo voltaic panels for exterior lighting; panels on roof; supplement regular lighting  
5000 watt Photo voltaic panels for interior lighting; panels on roof; supplement regular lighting

"Green Roof " in lieu of regular roofing; assume increased roof structure and wall structure for increase in live and dead loads, 18" depth of soil and roof structure; planting of various grasses and other miscellaneous plant material, 5' wide walkway around perimeter of roof, cross aisles between walkways; 42" hgt metal railing around perimeter. Stair access to roof from exterior. Single-ply membrane roofing w/ additional drainage and landscape drainage mat.

---

<sup>3</sup> Assume [for Sch 1.5 and 3.2 only] for estimate Total 1650 SF---4 cells-- 320 sf; 2 toilets-- 200 sf; circulation---300sf; Office---180 sf; Program still needs development; this info is provided for pricing info only; still need to verify actual program with City.

<sup>4</sup> For pricing only the information was taken from existing construction drawings showing details of roof towers and perimeter decorative roof. This is not necessarily the final design but is intended to allow for some money to be included along the lines of the "Victorian" design already established and most likely will continue as the project develops; as was discussed with the City.

# **Takoma Park Community Center Gymnasium Feasibility Study**

**ANCL Architects**

**Feasibility Study - Cost Estimate by Sked Consulting**  
**SCHEME 3.2**

**31-Oct-2006**



## Clarifications and Qualifications

### Notes regarding this estimate:

This estimate is based upon plans, sections, etc. given to A. Sked on October 16th 2006 together with an outline spec. Included were plans of each level of each scheme plus a building section, site plan and site utility plan for each scheme. An outline specification was also available. Continuous discussions took place with the project architect.

This estimate assumes an unpredictable market condition due to high energy, etc. prices; recent shortages of materials due to hurricanes, and a heavy construction workload in the USA; it is very difficult to assess future price trends at this time. Escalation has been very significant the past two years.

This is a feasibility study to examine and compare different schemes and to let the Client see the consequences of choosing one scheme rather than another. We are NOT attempting to assess the low bid that any scheme may attract but to recommend what in our view is a reasonable budget for future work.

The study assumes that the design of the project will be completed and the project ready to commence in eighteen months and a construction period of 12 months. Escalation has been calculated over a period of two years to the midpoint of construction. Escalation has been estimated at 8% per year over this period of time.

A design contingency factor of 15% has been included to cover the lack of detail at this early stage in design.

A construction contingency factor of 5% has been included to cover change orders during construction due to unknown conditions, owners instructions, etc.

### This estimate excludes:

Professional fees, testing, inspections, cost of land, legal and accounting fees, moving expenses, furniture, furnishings and equipment except as specifically itemized in this estimate, hazardous material removal and abatement. Interior landscaping. Additional costs for work done in phases or out of sequence working.

Any costs in connection with security measures.

Commissioning, cabling, audio/video equipment, telephone systems and installation.

This cost estimate is based upon certain information. The scope of the estimate should be reviewed for completeness and to ensure that our interpretation of the drawings and other information is correct. This estimate should be updated as the design evolves and is completed.

This estimate represents our opinion of probable costs. We have exercised due professional diligence in preparing this estimate/study. As we have no control over material selection, market conditions, bidding, etc. no guarantee is given or implied with this study/estimate.

## Takoma Park Community Center

### Gymnasium Feasibility Center

#### General Summary

	<b>Scheme 1.50</b>		<b>Scheme 3.20</b>		<b>Scheme 1.60</b>
	<b>\$</b>		<b>\$</b>		<b>\$</b>
Parking Garage	<b>\$1,117,940</b>	Parking Garage	<b>\$818,872</b>	Parking Garage	<b>\$1,168,983</b>
Police / Storage	<b>\$337,163</b>	Police / Storage	<b>\$365,064</b>	Police / Storage	<b>\$0</b>
Gymnasium	<b>\$1,398,536</b>	Gymnasium	<b>\$1,574,501</b>	Gymnasium	<b>\$1,198,530</b>
Support Space	<b>\$1,003,874</b>	Support Space	<b>\$1,078,195</b>	Support Space	<b>\$322,943</b>
Site Work	<b>\$656,390</b>	Site Work	<b>\$1,065,681</b>	Site Work	<b>\$662,755</b>
Site Utilities	<b>\$152,393</b>	Site Utilities	<b>\$14,410</b>	Site Utilities	<b>\$4,000</b>
<b>Sub-total</b>	<b>\$4,666,296</b>		<b>\$4,916,722</b>		<b>\$3,357,211</b>
<b>Add</b>					
GC, Fee, Bond	<b>\$839,933</b>		<b>\$885,010</b>		<b>\$604,298</b>
Design Contingenc	<b>\$825,934</b>		<b>\$870,260</b>		<b>\$594,226</b>
Escalation	<b>\$1,013,146</b>		<b>\$1,067,519</b>		<b>\$728,918</b>
Constr. Contingenc	<b>\$367,265</b>		<b>\$386,976</b>		<b>\$264,233</b>
<b>Total</b>	<b>\$7,712,575</b>		<b>\$8,126,486</b>		<b>\$5,548,885</b>

## Scheme 3.20

\$

### Parking Garage:

#### Foundations:

Excavate for column foundations	144	CUYD	14.00	\$2,016	
Dispose excess soil	21	CUYD	22.00	\$459	
Backfill	123	CUYD	9.00	\$1,108	
Prepare for concrete	400	SQFT	2.00	\$800	
Extra for breaking out rock	144	CUYD	80.00	\$11,520	
Concrete in column foundations	21	CUYD	200.00	\$4,169	
Rebar in column foundations	1,600	LBS	1.00	\$1,600	
Formwork to sides of column foundations	429	SQFT	9.00	\$3,859	
				\$0	
Excavate for wall foundations	124	CUYD	14.00	\$1,740	
Dispose excess soil	28	CUYD	22.00	\$616	
Backfill	96	CUYD	9.00	\$867	
Prepare for concrete	411	SQFT	2.00	\$822	
Extra for breaking out rock	124	CUYD	80.00	\$9,945	
Concrete in wall foundations	16	CUYD	200.00	\$3,197	
Rebar in wall foundations	685	LBS	1.00	\$685	
Formwork to sides of wall foundations	274	SQFT	9.00	\$2,466	
Perimeter insulation	548	SQFT	1.00	\$548	
Perimeter drain	137	LNFT	18.00	\$2,466	
<b>Sub-total</b>				\$48,883	\$48,883

#### Slab on Grade

6" Concrete slab on grade	6,436	SQFT	6.25	\$40,225	
Additional thickening at pedestrian areas - allow	600	SQFT	5.00	\$3,000	
Metal angle or curb - allow	230	LNFT	20.00	\$4,600	
<b>Sub-total</b>				\$47,825	\$47,825

#### Structural Slab and Support

Concrete in columns	15	CUYD	225.00	\$3,360	
Formwork to columns	1,152	SQFT	12.00	\$13,824	
Rebar in columns	4,800	LBS	1.00	\$4,800	
Finish to Columns	1,152	SQFT	1.50	\$1,728	
Concrete in beams	32	CUYD	220.00	\$7,033	
Formwork to beams	1,096	SQFT	12.00	\$13,152	
Rebar in beams	3,425	LBS	1.00	\$3,425	
Finish to beams	1,096	SQFT	1.50	\$1,644	
Concrete in 8" structural slab	172	CUYD	215.00	\$36,980	
Formwork to soffit of slab	5,576	SQFT	15.00	\$83,640	
Rebar in slab	52,800	LBS	1.00	\$52,800	
Concrete in drop panels	27	CUYD	225.00	\$6,075	
Formwork to sides and soffits of drop panels	1,396	SQFT	18.00	\$25,128	
Rebar in drop panels	4,096	LBS	1.00	\$4,096	
Finish to concrete	1,396	SQFT	1.20	\$1,675	
<b>Sub-total</b>				\$259,360	\$259,360

#### Basement Exterior Walls

Concrete in walls	67	CUYD	215.00	\$14,405	
Formwork to walls	3,426	SQFT	12.00	\$41,112	
Rebar in walls	6,852	LBS	1.00	\$6,852	
Finish to walls	3,426	SQFT	1.00	\$3,426	
Waterproofing and protection board	1,713	SQFT	5.00	\$8,565	
Strengthen beam adjacent to existing Garage	1	LSUM	25,000.00	\$25,000	
<b>Sub-total</b>				\$99,360	\$99,360

#### Interior Partitions and Doors

8" CMU partition	750	SQFT	16.00	\$12,000	
8" Bond beam	4	LNFT	22.00	\$88	

Single door and frame, include hardware	1 EACH	990.00	\$990	
<b>Sub-total</b>			<b>\$13,078</b>	<b>\$13,078</b>

#### Interior Finishes

Epoxy finish/sealer at floor	6,436 SQFT	5.00	\$32,180	
Striping	252 LNFT	0.65	\$164	
Misc. additional striping for h'cap signs, etc	1 LSUM	100.00	\$100	
Paint walls - exterior	1,370 SQFT	0.60	\$822	
Paint walls - new partition	750 SQFT	0.60	\$450	
Paint columns	960 SQFT	0.60	\$576	
Paint single door and frame	1 EACH	55.00	\$55	
Paint ceilings and drop panels	6,779 SQFT	0.70	\$4,745	
<b>Sub-total</b>			<b>\$39,092</b>	<b>\$39,092</b>

#### Stair

Exterior concrete stair; include exc, shoring, foundations, slab on grade, basement walls, conc stair and h/rails, low wall and railing at grade; painted, lighting, but no HVAC	1 LSUM	80,000.00	\$80,000	
<b>Sub-total</b>			<b>\$80,000</b>	<b>\$80,000</b>

#### Specialties and Equipment

Allow for Garage Equipment	1 LSUM	23,000.00	\$23,000	
Allow for signage and misc. items	1 LSUM	2,000.00	\$2,000	
<b>Sub-total</b>			<b>\$25,000</b>	<b>\$25,000</b>

#### HVAC

Allowance	6,436 GSF	5.85	\$37,651	
<b>Sub-total</b>			<b>\$37,651</b>	<b>\$37,651</b>

#### Plumbing

Allowance	6,436 GSF	4.30	\$27,675	
<b>Sub-total</b>			<b>\$27,675</b>	<b>\$27,675</b>

#### Electrical

Allowance	6,436 GSF	17.40	\$111,986	
<b>Sub-total</b>			<b>\$111,986</b>	<b>\$111,986</b>

#### Fire Protection

Allowance	6,436 GSF	4.50	\$28,962	
<b>Sub-total</b>			<b>\$28,962</b>	<b>\$28,962</b>

Site Preparation - see Site Work for Scheme 1.50  
 Site Development - see Site Work for Scheme 1.50  
 Utilities - see Site Work for Scheme 1.50

<b>TOTAL PARKING GARAGE</b>			<b>\$818,872</b>	<b><u>\$818,872</u></b>
-----------------------------	--	--	------------------	-------------------------

#### Police and Storage

##### Foundations:

Excavate for column foundations	36 CUYD	14.00	\$504	
Dispose excess soil	5 CUYD	22.00	\$115	
Backfill	31 CUYD	9.00	\$277	
Prepare for concrete	100 SQFT	2.00	\$200	
Extra for breaking out rock	36 CUYD	80.00	\$2,880	
Concrete in column foundations	5 CUYD	200.00	\$1,042	
Rebar in column foundations	400 LBS	1.00	\$400	
Formwork to sides of column foundations	1,179 SQFT	9.00	\$10,613	
Excavate for wall foundations	23 CUYD	14.00	\$318	
Dispose excess soil	5 CUYD	22.00	\$110	
Backfill	18 CUYD	9.00	\$159	
Prepare for concrete	75 SQFT	2.00	\$150	



Extra for breaking out rock	23	CUYD	80.00	\$1,815	
Concrete in wall foundations	3	CUYD	200.00	\$600	
Rebar in wall foundations	125	LBS	1.00	\$125	
Formwork to sides of wall foundations	50	SQFT	9.00	\$450	
Perimeter insulation	100	SQFT	1.00	\$100	
Perimeter drain	25	LNFT	18.00	\$450	
<b>Sub-total</b>				<b>\$20,307</b>	<b>\$20,307</b>

#### Slab on Grade

6" Concrete slab on grade	1,650	SQFT	6.25	\$10,313	
<b>Sub-total</b>				<b>\$10,313</b>	<b>\$10,313</b>

#### Structural Slab and Support

Concrete in columns	4	CUYD	225.00	\$840	
Formwork to columns	288	SQFT	12.00	\$3,456	
Rebar in columns	1,200	LBS	1.00	\$1,200	
Finish to Columns	288	SQFT	1.50	\$432	
Concrete in beams	25	CUYD	220.00	\$5,441	
Formwork to beams	848	SQFT	12.00	\$10,176	
Rebar in beams	2,650	LBS	1.00	\$2,650	
Finish to beams	848	SQFT	1.50	\$1,272	
Concrete in 8" structural slab	45	CUYD	215.00	\$9,675	
Formwork to soffit of slab	1,444	SQFT	15.00	\$21,660	
Rebar in slab	13,600	LBS	1.00	\$13,600	
Concrete in drop panels	7	CUYD	225.00	\$1,501	
Formwork to sides and soffits of drop panels	349	SQFT	18.00	\$6,281	
Rebar in drop panels	1,024	LBS	1.00	\$1,024	
Finish to concrete	1,793	SQFT	1.20	\$2,152	
<b>Sub-total</b>				<b>\$81,360</b>	<b>\$81,360</b>

#### Basement Exterior Walls

Concrete in walls	12	CUYD	215.00	\$2,580	
Formwork to walls	625	SQFT	12.00	\$7,500	
Rebar in walls	1,250	LBS	1.00	\$1,250	
Finish to walls	625	SQFT	1.50	\$938	
Waterproofing and protection board	313	SQFT	5.00	\$1,565	
<b>Sub-total</b>				<b>\$13,833</b>	<b>\$13,833</b>

#### Interior Partitions and Doors

8" CMU partition	2,990	SQFT	16.00	\$47,840	
Extra for cell partitions	636	SQFT	5.00	\$3,180	
8" Bond beam	46	LNFT	22.00	\$1,012	
Cell door and frame, include hardware	4	EACH	5,500.00	\$22,000	
Single door and frame, include hardware	4	EACH	990.00	\$3,960	
Double door and frame include hardware	2	PAIR	1,650.00	\$3,300	
<b>Sub-total</b>				<b>\$81,292</b>	<b>\$81,292</b>

#### Interior Finishes

Ceramic floor tiles	200	SQFT	12.50	\$2,500	
VCT	480	SQFT	3.70	\$1,776	
Concrete sealer	970	SQFT	2.00	\$1,940	
Exposed ceilings - painted	970	SQFT	2.50	\$2,425	
2' x 2' Lay-in ceiling	480	SQFT	3.75	\$1,800	
2' x 2' Lay-in ceiling, washable surface	200	SQFT	5.00	\$1,000	
Paint CMU walls	7,173	SQFT	0.60	\$4,304	
Paint single door and frame	8	EACH	55.00	\$440	
Paint double door and frame	2	EACH	75.00	\$150	
Interface/8" CMU next ex. Wall	2,130	SQFT	20.00	\$42,600	
Extra for ceramic tile wainscot 8' high	646	SQFT	12.00	\$7,752	
Ceramic tile base	80	LNFT	13.00	\$1,040	
Other bases	657	LNFT	7.00	\$4,599	
<b>Sub-total</b>				<b>\$72,326</b>	<b>\$72,326</b>

#### Specialties and Equipment

Allow for cell equipment	1	LSUM	7,500.00	\$7,500	
Allow for toilet accessories	1	LSUM	1,250.00	\$1,250	
Allow for interior glazing	1	LSUM	1,500.00	\$1,500	
Allow for storage shelving	1	LSUM	1,000.00	\$1,000	
Allow for signage and misc. items	1	LSUM	250.00	\$250	
<b>Sub-total</b>				<b>\$11,500</b>	<b>\$11,500</b>
<b>Stair</b>					
<b>Not Applicable</b>	1	LSUM		\$0	
<b>Sub-total</b>				<b>\$0</b>	<b>\$0</b>
<b>HVAC</b>					
Allowance	1,865	GSF	12.50	\$23,313	
<b>Sub-total</b>				<b>\$23,313</b>	<b>\$23,313</b>
<b>Plumbing</b>					
Allowance	1,865	GSF	5.25	\$9,791	
<b>Sub-total</b>				<b>\$9,791</b>	<b>\$9,791</b>
<b>Electrical</b>					
Allowance	1,865	GSF	17.40	\$32,451	
<b>Sub-total</b>				<b>\$32,451</b>	<b>\$32,451</b>
<b>Fire Protection</b>					
Allowance	1,865	GSF	4.60	\$8,579	
<b>Sub-total</b>				<b>\$8,579</b>	<b>\$8,579</b>
Site Preparation - see Site Work for Scheme 1.50					
Site Development - see Site Work for Scheme 1.50					
Utilities - see Site Work for Scheme 1.50					
<b>TOTAL POLICE AND STORAGE</b>				<b>\$365,064</b>	<b><u>\$365,064</u></b>
<b>Gymnasium</b>					
<b>Foundations:</b>					
Excavate for wall foundations	328	CUYD	14.00	\$4,592	
Dispose excess soil	75	CUYD	22.00	\$1,650	
Backfill	253	CUYD	9.00	\$2,277	
Prepare for concrete	1,086	SQFT	2.00	\$2,172	
Extra for breaking out rock	2	CUYD	80.00	\$160	
Concrete in wall foundations	43	CUYD	200.00	\$8,600	
Rebar in wall foundations	1,810	LBS	1.00	\$1,810	
Formwork to sides of wall foundations	724	SQFT	9.00	\$6,516	
Perimeter insulation	1,448	SQFT	1.00	\$1,448	
Perimeter drain	362	LNFT	18.00	\$6,516	
<b>Sub-total</b>				<b>\$35,741</b>	<b>\$35,741</b>
<b>Slab on Grade</b>					
6" Concrete slab on grade	7,782	SQFT	6.25	\$48,638	
<b>Sub-total</b>				<b>\$48,638</b>	<b>\$48,638</b>
<b>Structural Roof Slab and Support</b>					
Steel beams and bar joists supporting roof	77,320	LBS	1.25	\$96,650	
2" Galvanised metal deck	7,732	SQFT	2.20	\$17,010	
<b>Sub-total</b>				<b>\$113,660</b>	<b>\$113,660</b>
<b>Exterior Walls</b>					
4" Brick veneer, 2" r/insulation and 12" CMU reinforced and gr	7,818	SQFT	44.00	\$343,992	
Extra for sound absorbing block	4,755	SQFT	3.00	\$14,265	
Allow for architectural features	1	LSUM	40,000.00	\$40,000	
Eaves detail	367	LNFT	55.00	\$20,185	
Aluminum windows	750	SQFT	65.00	\$48,750	

Double doors	2	PAIR	5,500.00	\$11,000	
Bond beams at windows and doors	194	LNFT	22.00	\$4,268	
Lintel at windows and doors	194	LNFT	20.00	\$3,880	
Sill at windows	150	LNFT	35.00	\$5,250	
Flashing at windows and doors	628	SQFT	6.00	\$3,768	
Thru wall flashing	734	SQFT	6.00	\$4,404	
Sealant	681	LNFT	4.00	\$2,724	
<b>Sub-total</b>				<b>\$502,486</b>	<b>\$502,486</b>
<b>Roof Finishes and Accessories</b>					
Single membrane roofing over tapered insulation	7,370	SQFT	12.00	\$88,440	
Skylights- 5' x 5'	16	EACH	750.00	\$12,000	
Upstands at sklights and roof perimeter	678	LNFT	8.00	\$5,424	
Allow for roof drainage	1	LSUM	5,000.00	\$5,000	
<b>Sub-total</b>				<b>\$110,864</b>	<b>\$110,864</b>
<b>Interior Partitions and Doors</b>					
12" CMU partition	2,434	SQFT	18.00	\$43,812	
8" Bond beam	21	LNFT	20.00	\$420	
Double door and frame include hardware	3	PAIR	1,650.00	\$4,950	
<b>Sub-total</b>				<b>\$49,182</b>	<b>\$49,182</b>
<b>Interior Finishes</b>					
Maple hardwood floor on sleepers	7,770	SQFT	10.00	\$77,700	
Paint for sports layout	7,770	SQFT	incl	\$0	
Exposed ceilings - painted	7,770	SQFT	2.50	\$19,425	
Paint CMU walls	9,765	SQFT	0.60	\$5,859	
Allow at window sill/surround	600	LNFT	10.00	\$6,000	
Paint double door and frame	5	EACH	75.00	\$375	
Base	328	LNFT	7.00	\$2,296	
<b>Sub-total</b>				<b>\$111,655</b>	<b>\$111,655</b>
<b>Specialties and Equipment</b>					
Bleachers, folding - 3' deep seats (208 #)	1	LSUM	31,200.00	\$31,200	
Retractable b'ball supports - motorized (4 #)	1	LSUM	25,000.00	\$25,000	
Volleyball set-ups, in floor - movable (2#)	1	LSUM	6,500.00	\$6,500	
Floor mats	300	SQFT	6.00	\$1,800	
Wall mats	300	SQFT	6.00	\$1,800	
Electric scoreboard - 6' x 10' (1#)	1	LSUM	10,000.00	\$10,000	
Room divider net w/ motorized 70' length x 25' high (1#)	1	LSUM	30,000.00	\$30,000	
Misc. equipment, boards, posters, carts - allowance	1	LSUM	15,000.00	\$15,000	
<b>Sub-total</b>				<b>\$121,300</b>	<b>\$121,300</b>
<b>Stair</b>					
Not Applicable	1	LSUM		\$0	
<b>Sub-total</b>				<b>\$0</b>	<b>\$0</b>
<b>HVAC</b>					
Allowance	8,307	GSF	34.50	\$286,592	
<b>Sub-total</b>				<b>\$286,592</b>	<b>\$286,592</b>
<b>Plumbing</b>					
Allowance	8,307	GSF	1.50	\$12,461	
<b>Sub-total</b>				<b>\$12,461</b>	<b>\$12,461</b>
<b>Electrical</b>					
Allowance	8,307	GSF	17.40	\$144,542	
<b>Sub-total</b>				<b>\$144,542</b>	<b>\$144,542</b>
<b>Fire Protection</b>					
Allowance	8,307	GSF	4.50	\$37,382	
<b>Sub-total</b>				<b>\$37,382</b>	<b>\$37,382</b>

Site Preparation - see Site Work for Scheme 1.50

Site Development - see Site Work for Scheme 1.50  
 Utilities - see Site Work for Scheme 1.50

TOTAL GYMNASIUM

\$1,574,501 \$1,574,501

### Support Space

#### Foundations:

Excavate for wall foundations	261	CUYD	14.00	\$3,659	
Dispose excess soil	32	CUYD	22.00	\$704	
Backfill	229	CUYD	9.00	\$2,064	
Prepare for concrete	864	SQFT	2.00	\$1,728	
Extra for breaking out rock	10	CUYD	80.00	\$800	
Concrete in wall foundations	34	CUYD	200.00	\$6,720	
Rebar in wall foundations	1,440	LBS	1.00	\$1,440	
Formwork to sides of wall foundations	576	SQFT	9.00	\$5,184	
Perimeter insulation	1,152	SQFT	1.00	\$1,152	
Perimeter drain	288	LNFT	18.00	\$5,184	
12" CMU Foundation wall	720	SQFT	18.00	\$12,960	
Waterproofing and protection board	720	SQFT	5.00	\$3,600	
Sub-total				\$45,195	\$45,195

#### Slab on Grade

6" Concrete slab on grade	5,700	SQFT	6.25	\$35,625	
Sub-total				\$35,625	\$35,625

#### Structural Roof Slab and Support

Steel beams and bar joists supporting roof	53,496	LBS	1.30	\$69,545	
2" Galvanised metal deck	5,944	SQFT	1.40	\$8,322	
Sub-total				\$77,866	\$77,866

#### Exterior Walls

4" Brick veneer, 2" r/insulation and 8" CMU reinf and grouted	3,852	SQFT	40.00	\$154,080	
Allow for architectural features	1	LSUM	22,000.00	\$22,000	
Eaves detail	288	LNFT	55.00	\$15,840	
Double doors	4	PAIR	5,500.00	\$22,000	
Bond beams at doors	28	LNFT	22.00	\$616	
Lintel at doors	28	LNFT	20.00	\$560	
Flashing at doors	56	SQFT	6.00	\$336	
Thru wall flashing	576	SQFT	6.00	\$3,456	
Sealant	28	LNFT	4.00	\$112	
Sub-total				\$219,000	\$219,000

#### Roof Finishes and Accessories

Single membrane roofing over tapered insulation	5,500	SQFT	12.00	\$66,000	
Skylights- 5' x 5'	8	EACH	750.00	\$6,000	
Upstands at skylights and roof perimeter	663	LNFT	8.00	\$5,304	
Allow for roof drainage	1	LSUM	3,600.00	\$3,600	
Sub-total				\$80,904	\$80,904

#### Interior Partitions and Doors

8" CMU partition	3,081	SQFT	16.00	\$49,296	
8" Bond beam	34	LNFT	20.00	\$680	
Single door and frame include hardware	5	EACH	990.00	\$4,950	
Double door and frame include hardware	2	PAIR	1,650.00	\$3,300	
Sub-total				\$58,226	\$58,226

#### Interior Finishes

Porcelain tile	2,000	SQFT	15.00	\$30,000	
Ceramic tiles	1,200	SQFT	13.00	\$15,600	
Rubber tiles	2,000	SQFT	15.00	\$30,000	
VCT	100	SQFT	3.70	\$370	
Sealed concrete	400	SQFT	2.00	\$800	



Exposed ceilings - painted	400	SQFT	2.50	\$1,000	
2' x 2' Lay-in ceiling	4,700	SQFT	3.75	\$17,625	
2' x 2' Lay-in ceiling, washable surface	600	SQFT	5.00	\$3,000	
Paint CMU walls	10,245	SQFT	0.60	\$6,147	
Interface/8" CMU next ex. Wall	1,778	SQFT	20.00	\$35,560	
Paint single door and frame	5	EACH	55.00	\$275	
Paint double door and frame	8	EACH	75.00	\$600	
Extra for ceramic tile wainscot 8' high	1,078	SQFT	12.00	\$12,936	
Ceramic tile base	268	LNFT	13.00	\$3,484	
Base (not ceramic)	750	LNFT	7.00	\$5,250	
<b>Sub-total</b>				<b>\$162,647</b>	<b>\$162,647</b>

#### Specialties and Equipment

Interior glazing	50	SQFT	40.00	\$2,000	
Double tiered lockers	80	EACH	295.00	\$23,600	
Concrete pad below lockers	190	SQFT	7.00	\$1,330	
Mirrors - allow	1	LSUM	4,200.00	\$4,200	
Benches - allow	1	LSUM	4,000.00	\$4,000	
Toilet partition - painted metal	4	EACH	950.00	\$3,800	
Extra for handicapped partition	2	EACH	350.00	\$700	
Urinal screen - painted metal	1	EACH	500.00	\$500	
Office Data and telephone - allow	1	LSUM	11,400.00	\$11,400	
Metal storage shelving - allow	200	SQFT	8.00	\$1,600	
Vanity tops	24	LNFT	250.00	\$6,000	
<b>Sub-total</b>				<b>\$59,130</b>	<b>\$59,130</b>

#### Stair

Not Applicable

Sub-total

#### HVAC

Allowance	6,130	GSF	30.00	\$183,900	
<b>Sub-total</b>				<b>\$183,900</b>	<b>\$183,900</b>

#### Plumbing

Allowance	6,130	GSF	3.50	\$21,455	
<b>Sub-total</b>				<b>\$21,455</b>	<b>\$21,455</b>

#### Electrical

Allowance	6,130	GSF	17.40	\$106,662	
<b>Sub-total</b>				<b>\$106,662</b>	<b>\$106,662</b>

#### Fire Protection

Allowance	6,130	GSF	4.50	\$27,585	
<b>Sub-total</b>				<b>\$27,585</b>	<b>\$27,585</b>

Site Preparation - see Site Work for Scheme 1.50

Site Development - see Site Work for Scheme 1.50

Utilities - see Site Work for Scheme 1.50

TOTAL SUPPORT SPACE \$1,078,195 \$1,078,195

#### Site Work

##### Demolition:

Demolish the following:

Bituminous roadway and paving	29,660	SQFT	0.70	\$20,762	
Curb and gutter	1,090	LNFT	4.00	\$4,360	
Concrete stairs appx. 3' w w/ 8 risers and m/railing each side	1	EACH	50.00	\$50	
Concrete sidewalk	360	SQFT	2.00	\$720	
Remove debris from site	1	LSUM	10,500.00	\$10,500	

##### New Work:

Site excavation				\$0	
-----------------	--	--	--	-----	--

Excavate to reduce levels and form basement	3,130	CUYD	7.00	\$21,910		
Backfill	228	CUYD	8.00	\$1,824		
Dispose of surplus	2,902	CUYD	25.00	\$72,550		
Earth retention/sheeting and shoring	2,106	SQFT	22.00	\$46,332		
Keep water from excavations	1	LSUM	5,000.00	\$5,000		
Excavate to good soil below slab on grade at Gymn/support	2,863	CUYD	7.00	\$20,041		
Dispose off site	2,863	CUYD	9.00	\$25,767		
Imported fill	2,863	CUYD	35.00	\$100,205		
Excavate to reduce levels for landscape	4,488	CUYD	7.00	\$31,416		
Dispose on site	4,488	CUYD	9.00	\$40,392		
Imported top soil -allow	222	CUYD	35.00	\$7,770		
Grade and seed	1,260	SQFT	3.00	\$3,780		
<b>Hardscape</b>				\$0		
New bituminous paving on gravel bed	25,488	SQFT	3.25	\$82,836		
Striping	756	LNFT	0.60	\$454		
Curb/gutter - allow	940	LNFT	15.00	\$14,100		
Concrete sidewalk	5,856	SQFT	5.25	\$30,744		
Steps in sidewalk	50	LFR	22.00	\$1,100		
Stone faced concrete retaining wall average 10' high	300	LNFT	1,258.00	\$377,400		
Rough and fine grade over area	31,344	SQFT	2.00	\$62,688		
<b>Allowances:</b>				\$0		
Site lighting	1	LSUM	7,500.00	\$7,500		
Site drainage	1	LSUM	12,000.00	\$12,000		
New trees (28) and removal of existing as required	1	LSUM	53,480.00	\$53,480		
Miscellaneous landscaping at islands, etc.	1	LSUM	10,000.00	\$10,000		
<b>TOTAL SITE WORK</b>				\$1,065,681	\$1,065,681	<u>\$1,065,681</u>

#### Site Utilities

##### Demolition:

Demolish the following:

2" Gas line	255	LNFT	10.00	\$2,550		
Cut and tap into 2" gas line	2	EACH	750.00	\$1,500		
<b>New work:</b>				\$0		
2" Gas line	280	LNFT	37.00	\$10,360		

<b>TOTAL SITE UTILITIES</b>				\$14,410	\$14,410	<u>\$14,410</u>
-----------------------------	--	--	--	----------	----------	-----------------

Note : Existing construction trailers with overhead electrical lines - any work in connection with this is EXCLUDED.

<b>Grand Sub-total</b>						\$4,916,722
------------------------	--	--	--	--	--	-------------

##### Add

General Conditions, Fee and Bond	18%	885,010		\$5,801,732		
Design Contingency	15%	870,260		\$6,671,992		
Escalation	16%	1,067,519		\$7,739,511		
Construction Contingency	5%	386,976		\$8,126,486		

<b>SCHEME 3.20 - ESTIMATED TOTAL COST OF CONSTRUCTION</b>						<u>\$8,126,486</u>
---	--	--	--	--	--	--------------------

## Add Alternates

### Scheme 1.50

#### Suggested Allowances for the following add ons

		Basic Cost	Costs incl. GC., DC Esc./C.Ctg.
Green roof and strengthening of building for same, including perimeter walk-ways and cross-aisles, perimeter railing, etc. Gymnasium - Roof Area 7,770 SF	1 LSUM	\$327,974	\$542,084
Exterior stair access from 1st Floor level - Gymnasium Roof (30' travel)	1 LSUM	\$150,000	\$247,924
Masonry towers (3#) at Gymnasium Roof; each 16' x 16' x 10' high to eaves with peaked roof	1 LSUM	\$96,000	\$158,671
Mock Pitched Roof detail between towers 10' high and 10' wide on plan	1 LSUM	\$127,600	\$210,901
Corbelled brick courses at eaves	1 LSUM	\$5,742	\$9,491
Decorative brick patterns, embellishments, multicolor brick	1 LSUM	\$30,000	\$49,585
Entrance canopy - 8' x 6' Metal framed with aluminum fascia; s/membrane roof and ext gypbd soffit	1 LSUM	\$4,000	\$6,611
Synthetic wood gym floor	1 LSUM	(\$9,713)	(\$16,054)
Low odor paint	1 LSUM	\$6,000	\$9,917
Solar hot water system for Gym lavatories	1 LSUM	\$7,000	\$11,570
5000 Watt Photo voltaic panels for exterior lighting; panels on roof; supplement to regular lighting	1 LSUM	\$5,500	\$9,091
5000 Watt Photo voltaic panels for interior lighting; panels on roof; supplement to regular lighting	1 LSUM	\$5,500	\$9,091

### Scheme 3.20

#### Suggested allowances for the following add ons:

		Basic Cost	Costs incl. GC., DC Esc./C.Ctg.
Green roof and strengthening of building for same, including perimeter walk-ways and cross-aisles, perimeter railing, etc. Gymnasium - Roof Area 7,770 SF	1 LSUM	\$327,974	\$542,084
Exterior stair access from 1st Floor level - Gymnasium Roof (30' travel)	1 LSUM	\$150,000	\$247,924
Masonry towers (3#) at Gymnasium Roof; each 16' x 16' x 10' high to eaves with peaked roof	1 LSUM	\$96,000	\$158,671
Mock Pitched Roof detail between towers 10' high and 10' wide on plan	1 LSUM	\$127,600	\$210,901
Corbelled brick courses at eaves	1 LSUM	\$5,742	\$9,491
Decorative brick patterns, embellishments, multicolor brick - extent?	1 LSUM	\$30,000	\$49,585
Entrance canopy - 8' x 6' Metal framed with aluminum fascia; s/membrane roof and ext gypbd soffit	1 LSUM	\$4,000	\$6,611
Synthetic wood gym floor	1 LSUM	(\$9,713)	(\$16,054)
Low odor paint	1 LSUM	\$6,625	\$10,950
Solar hot water system for Gym lavatories	1 LSUM	\$7,000	\$11,570
5000 Watt Photo voltaic panels for exterior lighting; panels on roof; supplement to regular lighting	1 LSUM	\$5,500	\$9,091
5000 Watt Photo voltaic panels for interior lighting; panels on roof; supplement to regular lighting	1 LSUM	\$5,500	\$9,091

## Scheme 1.6

### Suggested allowances for the following add ons:

		Basic Cost	Costs incl. GC., DC Esc./C.Ctg.
Green roof and strengthening of building for same, including perimeter walk-ways and cross-aisles, perimeter railing, etc. Gymnasium - Roof Area 7,770 SF	1 LSUM	\$233,075	\$385,232
Stair access from 1st Floor level - Gymnasium Roof (25' travel)	1 LSUM	\$125,000	\$206,603
Masonry towers (3#) at Gymnasium Roof; each 16' x 16' x 10' high to eaves with peaked roof	1 LSUM	\$96,000	\$158,671
Mock Pitched Roof detail between towers 10' high and 10' wide on plan	1 LSUM	\$103,200	\$170,572
Corbelled brick courses at eaves	1 LSUM	\$4,644	\$7,676
Decorative brick patterns, embellishments, multicolor brick - extent?	1 LSUM	\$20,000	\$33,057
Entrance canopy - 8' x 6' Metal framed with aluminum fascia; s/membrane roof and ext gypbd soffit	1 LSUM	\$4,000	\$6,611
Synthetic wood gym floor	1 LSUM	(\$6,750)	-\$11,157
Low odor paint?	1 LSUM	\$3,875	\$6,405
Solar hot water system for Gymn lavatories	1 LSUM	\$7,000	\$11,570
5000 Watt Photo voltaic panels for exterior lighting; panels on roof; supplement to regular lighting	1 LSUM	\$5,500	\$9,091
5000 Watt Photo voltaic panels for interior lighting; panels on roof; supplement to regular lighting	1 LSUM	\$5,500	\$9,091